035.0	0002	0043.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	984,900	/	984,900
USE VALUE:	984,900	/	984,900
ASSESSED:	984,900	/	984,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79	-A	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON SANDRA & RICHARD
Owner 2:	TRUSTEES/S & R REALTY TRUST
Owner 3:	
Street 1:	1026 MASS AVENUE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,179 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 3816 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4179.000	603,100		381,800	984,900
Total Card	0.096	603,100		381,800	984,900
Total Parcel	0.096	603,100		381,800	984,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.10 | /Parcel: 258.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	24351
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0002-0043.0

!2874!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	603,300	0	4,179.	381,800	985,100	985,100	Year End Roll	12/18/2019
2019	105	FV	459,800	0	4,179.	381,800	841,600	841,600	Year End Roll	1/3/2019
2018	105	FV	459,800	0	4,179.	256,300	716,100	716,100	Year End Roll	12/20/2017
2017	105	FV	432,200	0	4,179.	245,400	677,600	677,600	Year End Roll	1/3/2017
2016	105	FV	432,200	0	4,179.	223,600	655,800	655,800	Year End	1/4/2016
2015	105	FV	386,800	0	4,179.	180,000	566,800	566,800	Year End Roll	12/11/2014
2014	105	FV	386,800	0	4,179.	160,900	547,700	547,700	Year End Roll	12/16/2013
2013	105	FV	401,800	0	4,179.	152,700	554,500	554,500		12/13/2012

PRINT

Date	Time
12/10/20	18:13:00

LAST REV

Date	Time
04/02/19	14:46:28
apro	
2874	

USER DEFINED

Prior Id # 1:	24351
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAZANJIAN APRIN	1098-59		7/24/1992		226,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/1999	60	Manual	1,200					REPLACE WINDOWS
5/28/1993	217	Manual	560					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Measured	345	PATRIOT
4/5/2000	Measured	197	PATRIOT
12/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4179		Sq. Ft.	Site		0	70.	1.31	11									381,760						381,800	

Total AC/HA: 0.09594 | Total SF/SM: 4179 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 381,760 | Spl Credit | Total: 381,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92515719
Const Adj.:	0.97990203
Adj $ / SQ:	154.116
Other Features:	160500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	819436
Depreciation:	216331
Depreciated Total:	603105

COMMENTS

BK: 1008 PG: 161.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 6			Baths: 3				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

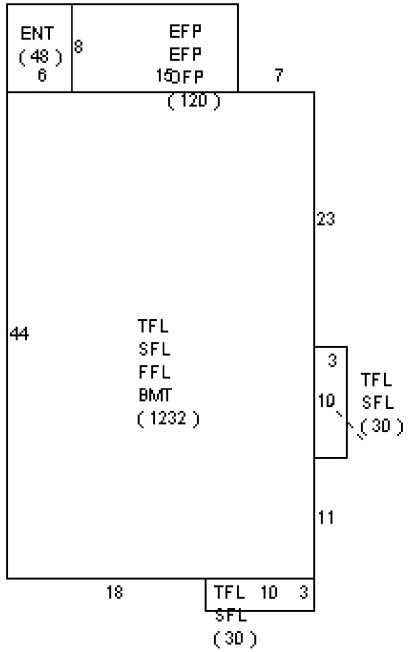
No Unit	RMS	BRS	FL
3	5	2	M
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.12
Special Features:	0	Val/Su Net:	110.54
Final Total:	603100	Val/Su SzAd	158.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,292	154.120	199,118
TFL	Third Floor	1,292	154.120	199,118
BMT	Basement	1,232	46.230	56,961
FFL	First Floor	1,232	154.120	189,871
EFP	Enclos Porch	240	37.790	9,070
OFP	Open Porch	120	29.640	3,557
ENT	ENTRY	48	25.870	1,242
	Net Sketched Area:	5,456	Total:	658,937
Size Ad	3816	Gross Are	5456	FinArea 3816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	100	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0002-0043.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	